

## **AGENDA**

### **PLANNING BOARD**

#### **TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

**September 18, 2013 7:30 PM**

**Members:** Mr. Einbinder, Mr. Johnson, Mr. Bruno, Mr. Niceforo,  
Mr. Franchino, Mr. Graziano, Mr. Hall, Mr. Cuocci,  
Ms. Perna, Mr. Russo and Mr. Monaco

Mr. Cresitello, Board Attorney      Mr. Solfaro, Board Engineer

Note: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and the proper notice has been given to the Courier News; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

#### **Roll Call:**

#### **Application for Review:**

##### **App. #M-3-13: Menza & Beissel Homes, Inc., 528 Old Brook Lane (Lackawanna Blvd.), Block 1503, Lot 26**

Requesting minor subdivision approval. The site to be subdivided currently contains a two-story frame dwelling with a detached garage and shed serviced by a gravel driveway from Old Brook Lane. It is proposed to subdivide the property into two lots with one lot containing the existing dwelling and out-buildings. The existing gravel driveway is proposed to be extended to Lackawanna Boulevard and to have the existing driveway to Old Brook Lane removed. The other proposed lot will contain a new 2-story dwelling and asphalt driveway. (R-20 Zone)

Conflict Attorney for Menza & Beissel applications: Steven R. Tombalakian, Esq., Vogel, Chait, Collins and Schneider, Morristown, New Jersey

#### **Correspondence:**

Letter dated August 15, 2013, from Thomas Solfaro and David Juzmeski, Neglia Engineering Associates, to the Planning Board with regard to the revised site plans for the proposed JP Morgan Chase Bank.

#### **Adoption of Resolutions:**

##### **App. #SP-4-12: CVS Pharmacy (First Hartford Realty Corp.), Springfield Ave. & Lone Pine Drive, Block 701, Portion of Lots 2 & 3 (DD-Zone)**

First Hartford Realty Corporation proposes to construct a new CVS pharmacy with two drive-through lanes. The property currently contains a Pizza Hut which is not in service and is proposed to be demolished as part of the pharmacy development.

**Adoption of Resolutions (continued):**

**App. # M-2-13: Menza & Beissel Homes, Inc., 90 Kline Blvd., Block 1503, Lot 26**

Requesting minor subdivision approval. The site to be subdivided currently contains a one and one-half story dwelling as well as a freestanding garage with an apartment above it. Elsewhere on the site are other impervious areas consisting of paved driveways, walkways and patios. It is proposed to remove all of the existing site improvements (structures and impervious areas), subdivide the property into two (2) lots and construct single-family dwellings with attached garages, paved driveways, walkways and patios on each of the new lots. (R-15 Zone)

**Adoption of Minutes:**

Regular Meeting July 17, 2013

**Adjournment:**

Connie Valenti, Secretary